





## 3 ARUNDEL WING, TORTINGTON MANOR, ARUNDEL BN18 0FG

Three bedrooms, two bathrooms & two receptions  
Communal grounds c.16 acres  
Use of tennis court  
Private parking & garage

### DESCRIPTION

Entrance into a study with range of office furniture, including desk, drawers, cabinets, and storage units.

Kitchen/dining room with range of cabinets finished in white with sink, electric hob, integrated washing machine, dishwasher, fridge freezer, oven, and microwave. Breakfast bar island, and space for dining table with French doors onto rear garden. Cloakroom.

On the first floor a well balanced sitting room comprising central fireplace with contemporary stone surround, with an inset electric fire. Windows overlooking countryside to rear.

Bedroom with built-in bedroom furniture, including wardrobes and drawers. House bathroom comprising shower enclosure, vanity cabinet with sink, toilet with concealed cistern.

The second floor houses the principal bedroom suite with a range of bedroom furniture to include wardrobes, dressing table and drawers. Twin windows overlooking countryside to the rear. Ensuite comprising double shower enclosure, wash basin encased in vanity unit and toilet. The third bedroom/dressing room is a double room with built-in wardrobes.

### OUTSIDE

Parking to front of property. The rear garden has a decked area, gravel garden area with borders, and opens onto communal grounds with views. Private garage in a block.

**A WELL PRESENTED TOWNHOUSE LOCATED WITHIN THE GROUNDS OF TORTINGTON MANOR WITH EXCEPTIONAL VIEWS AND ACCESS TO 16 ACRES OF COMMUNAL GROUNDS WITH TENNIS COURTS. LOCATED WITHIN REACH OF FORD RAILWAY STATION AND THE A27**





#### FURTHER INFORMATION

EPC Rating D

Council Tax Band F

Mains gas, electricity, water and drainage.

Internet & Mobile: further information on availability and speeds can be found at [checker.ofcom.org.uk](https://checker.ofcom.org.uk) which states Ultrafast is available and mobile coverage is good outdoor and variable indoor.

Lease: 999 years from 29 September 2000

Service charge: £7,056pa in 2025

Peppercorn rent

#### AGENT'S NOTE

Brochure prepared 2025, photos taken 2020.

## ADDITIONAL INFORMATION

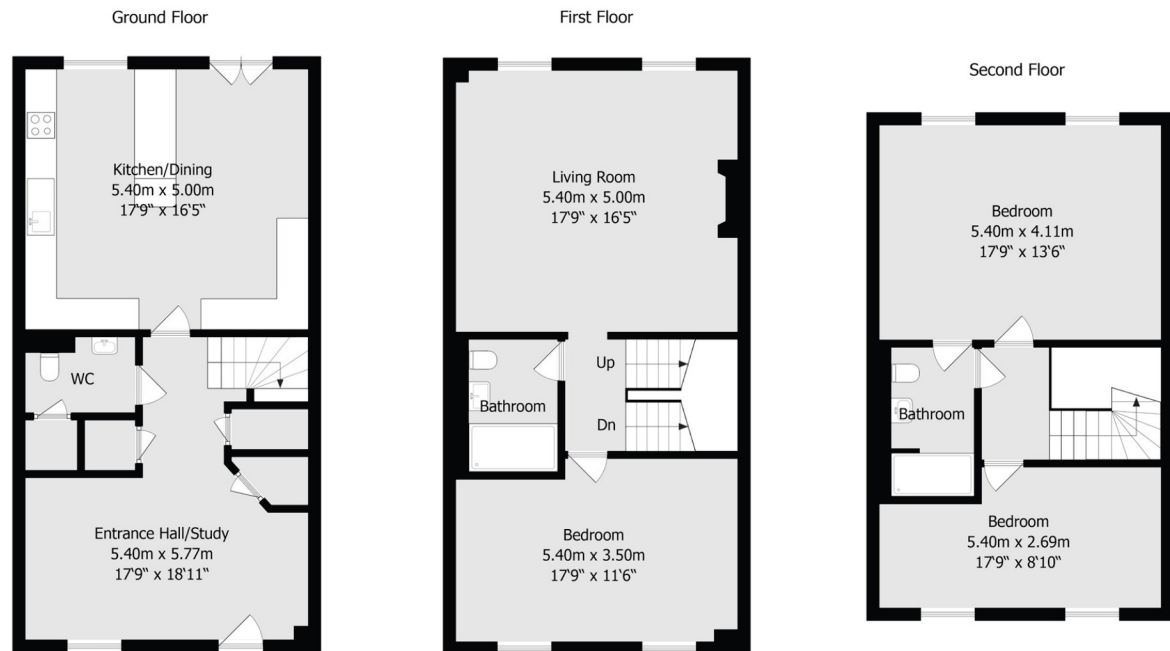
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** BN18 0FG

what3words:///frown.choppers.jetted







Approximate gross internal floor area 168.3 sq m/ 1812 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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